

PERIOD	9
--------	---

[illegible]

MONTH END DATE

31 December 2020

PERIOD

9

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

1 Affordable Housing Supply Programme						
Project Life Financials	105,348	51,432	49%	105,348	0	0%
Current Year Financials	33,245	20,327	61%	28,555	(4,690)	-14%
Project Description	Affordable Housing Supply Programme					
Project Lifecycle	Planned End Date	45,747.00	Forecast End Date	31-Mar-25		

Main Issues / Reason for Variance

The current year position shows a favourable variance of £4.690m. This is made up of £5.673m of slippage resulting from the additional increased complexities associated with the pandemic. This is offset by an in year overspend of £0.980m as a result of the liquidation of one of the original contractors at Dumbarton Harbour and a small overspend of £0.003m relating to the residual costs of previous demolitions. The overall project life budgets have been reviewed and revised and it is anticipated that there will be an overall project overspend of £5.948m. The details of this is provided within appendix 8. These projections include a number of assumptions which are subject to change as we continue to navigate our way through the current pandemic. However, to compensate for this, there will be the equivalent underspend on the development of future sites which means that there will be no adverse impact on the project budget overall. Site updates are as follows :-

St Andrews - CCG are reporting an estimated 11 week delay to the original programme taking full completion of the site to July 2021. Handovers have begun and 21 properties now have tenants signed up to them. The remainder of the properties will be handed over in a phased manner until July 2021.

Creveul Court - Project will complete early 2021. Slippage of £0.014m will require to be carried forward into 21/22.

Aitkenbar Primary School - CCG have reported that completion will now be in May 21. Slippage of £1.120m will be required to be carried forward into 21/22.

Haldane - CCG are reporting that this site will still complete before the end of March 2021. Slippage of £0.706m will require to be carried forward into 21/22.

Clydebank East - Demolition is now complete. The design of this site is still underway with total numbers to be finalised but as indicated to the previous Housing and Communities Committee there is now sufficient scope to increase the provision of social housing. Slippage of £0.706m will require to be carried forward into 21/22.

Dumbarton Harbour Ph 3 - Due to delays caused by the liquidation of the original construction company, it was unlikely that this project would have completed fully by March 2021. Cullross Ltd, having taken on the Main Contractor role, managed to resume on site activity following the collapse of the original contractor very quickly, however lockdown occurred immediately after this. The project is at a less advanced stage than the other sites, however, early indications of a revised programme suggest it could be complete by July 2021. However, as a result of the liquidation of the original contractor, followed so soon by the Covid-19 lockdown the project has experienced significant increased costs of £0.980m due to Cullross having to re-visit the market for costs which have increased even more as a result of the pandemic.

Queen Quay (Sites B) - A joint project with Wheatley Group and Clydebank Housing Association, the Council had 29 out of the 146 properties in total on site just before lockdown. As with the other sites, this site is progressing again. It is likely that the Council will take handover of their properties in a phased manner towards the end of 2021, completing in March 2022. Slippage of £2.557m will require to be carried forward into 21/22.

Demolition costs associated with properties at Alexander Street and O'Hare - a residual cost of £0.003m will result in a small increase to the anticipated overspend expected in within the current year.

Future Development Sites -this budget is for the development of further new build sites. Given the current pressure on the existing budgets for the current new build programme, it is anticipated that this budget will be used to fund the overspends elsewhere and therefore is likely to underspend by £5.948m. Slippage of £1.826m will require to be carried forward into 21/22.

31 December 2020

9

3	Building external component renewals, roofs/chimneys/flashings/fascias/gutters/svp						
	Project Life Financials	21,503	5,483	25%	21,503	0	0%
	Current Year Financials	3,726	1,667	45%	2,529	(1,197)	-32%
	Project Description	Building external component renewals					
	Project Lifecycle	Planned End Date	31-Mar-25	Forecast End Date	31-Mar-25		
	Main Issues / Reason for Variance						
	Works, having previously been paused due to COVID, is now back underway and progressing well. Additional sub-contractor support for delivery has been arranged and is underway. Although recent progress overall has been good, cold weather and Tier 4+ restrictions may have an adverse impact on progress to year end.						
	Mitigating Action						
	Building Services will work to manage resources and restart to maximise output and spend.						
	Anticipated Outcome						
	Slippage anticipated and required to be carried forward into 21/22.						

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

APPENDIX 4

MONTH END DATE

31 December 2020

PERIOD

9

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

4

Doors/window component renewals						
Project Life Financials	11,082	2,063	19%	11,082	0	0%
Current Year Financials	2,475	163	7%	350	(2,125)	-86%
Project Description	Doors/Windows Component Renewals					
Project Lifecycle	Planned End Date	31-Mar-25	Forecast End Date	31-Mar-25		
Main Issues / Reason for Variance						
Performance and supply from the delivery contractor is improving due to the Building Services Manager and Programme manager, supported by the Procurement team working to resolve and improve this with the supplier. However the earlier poor supply performance has adversely affected the outturn position. Work is in an advanced position to procure a shelf ready alternative install and supply contractor from existing frameworks to bolster this programme and to help maximise delivery, installs and spend on this programme. This additional support will now not commence in January due to Tier 4+ restrictions and Outturn has been reduced to reflect the position.						
Mitigating Action						
Building Services will continue work to manage resources and delivery to maximise output and spend.						
Anticipated Outcome						
Slippage anticipated and required to be carried forward into 21/22.						

TOTAL RED						
Project Life Financials	168,511	68,246	40%	167,479	(1,032)	-1%
Current Year Financials	44,674	25,051	56%	35,559	(9,115)	-20%

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

APPENDIX 5

MONTH END DATE

31 December 2020

PERIOD

9

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

1 **Special needs adaptations**

Project Life Financials	3,229	800	25%	3,229	0	0%
Current Year Financials	462	221	48%	286	(176)	-38%
Project Description	Adaptations to Housing for Special Needs					
Project Lifecycle	Planned End Date	45,747.00	Forecast End Date	31-Mar-25		

Main Issues / Reason for Variance

This workstream is still in a gradual return to normal activity, as this work mainly involves those citizens in the most vulnerable groups who are reticent to permit operatives and works access to their homes.

Mitigating Action

None available at this time.

Anticipated Outcome

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

2 **Capitalised minor works**

Project Life Financials	3,560	1,218	34%	3,560	0	0%
Current Year Financials	615	34	6%	70	(545)	-89%
Project Description	This is a budget to undertake specific minor ad hoc capital projects that arise on demand throughout the financial year.					
Project Lifecycle	Planned End Date	31-Mar-25	Forecast End Date	31-Mar-25		

Main Issues / Reason for Variance

The current restrictions and pressure on existing resources due to the pandemic has meant that there has been limited spend within this budget.

Mitigating Action

None available at this time.

Anticipated Outcome

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

3 **Better Homes Priority Budget**

Project Life Financials	1,144	99	9%	1,144	0	0%
Current Year Financials	245	0	0%	123	(122)	-50%
Project Description	Priority projects as prioritised by the Better Homes Group					
Project Lifecycle	Planned End Date	31-Mar-25	Forecast End Date	31-Mar-25		

Main Issues / Reason for Variance

Works, having previously been paused due to COVID, are now being planned/progressed, subject to risk assessments and COVID management processes to ensure operative and tenant safety.

Mitigating Action

None available at this time.

Anticipated Outcome

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

MONTH END DATE

31 December 2020

PERIOD

9

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

4 **Targeted SHQS compliance works**

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

Project Description This budget is to focus on work required to maintain the SHQS compliance with WDC housing stock.

Project Lifecycle Planned End Date 31-Mar-21 Forecast End Date 31-Mar-22

Main Issues / Reason for Variance

This budget is to address work required for those properties in SHQS abeyance. Covid working restrictions, owner refusals and tenant response/accessibility have implications on the ability to spend within this budget.

Mitigating Action

None available at this time.

Anticipated Outcome

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

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

Project Life Financials	430	125	29%	430	0	0%
Current Year Financials	131	44	34%	72	(59)	-45%

Project Description This budget is to focus on external stores/garages/bin stores etc. component renewals as identified and recommended from the housing stock condition survey.

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

Main Issues / Reason for Variance

This programme of works, having previously been paused due to COVID, has restarted in conjunction with the environmental programme.

Mitigating Action

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

Anticipated Outcome

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

6 **Secure entry component renewals**

Project Life Financials	446	90	20%	446	0	0%
Current Year Financials	181	11	6%	20	(161)	-89%

Project Description This budget is to focus on secure door entry component renewals as identified and recommended from the housing stock condition survey and appropriate council officer referrals.

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

Main Issues / Reason for Variance

Works continue to be delayed due to the impacts and restrictions of COVID and the prioritising of resources on other work areas.

Mitigating Action

None available at this time.

Anticipated Outcome

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

MONTH END DATE

31 December 2020

PERIOD

9

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

- 7 Heating improvement works:**
- | | | | | | | |
|-------------------------|-------|-------|-----|-------|-------|------|
| Project Life Financials | 6,049 | 1,645 | 27% | 6,049 | 0 | 0% |
| Current Year Financials | 923 | 734 | 80% | 815 | (108) | -12% |
- Project Description Carry out works to renew inefficient boilers/full systems as identified from the stock condition survey and renewal of obsolete/damaged boilers.
- Project Lifecycle Planned End Date 31-Mar-25 Forecast End Date 31-Mar-25
- Main Issues / Reason for Variance**
- Works have resumed on this programme, however, progress will be subject to the impact of COVID, should a tenant decline access due to isolation etc. Progress may be adversely impacted due to Tier 4+ restrictions in quarter 4.
- Mitigating Action**
None available at this time.
- Anticipated Outcome**
Slippage anticipated and required to be carried forward into 21/22.
- 8 Modern facilities and services**
- | | | | | | | |
|-------------------------|-------|-------|-----|-------|-------|------|
| Project Life Financials | 4,795 | 1,721 | 36% | 4,795 | 0 | 0% |
| Current Year Financials | 707 | 11 | 2% | 30 | (677) | -96% |
- Project Description New Kitchens, Bathrooms and Showers
- Project Lifecycle Planned End Date 31-Mar-25 Forecast End Date 31-Mar-25
- Main Issues / Reason for Variance**
- This workstream is still in a gradual return to normal activity. Progress may be impacted by COVID, where some tenants are reticent to permit operative and works access to their homes. Resources from this area of work were also diverted to assist in clearing the backlog of reactive repairs from lockdown. Work has been undertaken to procuring additional back-up external contractor to increase installs and programme spend on kitchens and bathrooms. Planning underway to commence in January. Progress may be adversely impacted due to Tier 4+ restrictions in quarter 4.
- Mitigating Action**
Building Services will work to manage resources and restart to maximise output and spend.
- Anticipated Outcome**
Slippage anticipated and required to be carried forward into 21/22.
- 9 Defective structures/component renewals**
- | | | | | | | |
|-------------------------|-------|-------|-----|-------|-------|------|
| Project Life Financials | 4,295 | 1,202 | 28% | 4,295 | 0 | 0% |
| Current Year Financials | 615 | 312 | 51% | 462 | (153) | -25% |
- Project Description Defective structures
- Project Lifecycle Planned End Date 31-Mar-25 Forecast End Date 31-Mar-25
- Main Issues / Reason for Variance**
- Work has now resumed on two blocks, albeit with reduced working numbers to meet COVID management procedures. There will be a lag in spend until valuations catch up.
- Mitigating Action**
Building Services will work to manage resources and restart to maximise output and spend.
- Anticipated Outcome**
Slippage anticipated and required to be carried forward into 21/22.

MONTH END DATE

31 December 2020

PERIOD

9

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

- 10 Environmental renewal works, paths/fences/walls/parking area's**
- | | | | | | | |
|-------------------------|---|-----------|-------------------|-----------|-------|------|
| Project Life Financials | 7,634 | 2,704 | 35% | 7,634 | 0 | 0% |
| Current Year Financials | 1,004 | 547 | 54% | 745 | (259) | -26% |
| Project Description | Environmental renewal works, paths/fences/walls/parking areas | | | | | |
| Project Lifecycle | Planned End Date | 31-Mar-25 | Forecast End Date | 31-Mar-25 | | |
- Main Issues / Reason for Variance**
Work has now resumed on this programme whilst maintaining COVID management procedures. There will be a lag in spend as charging process catches up.
- Mitigating Action**
Building Services will work to manage resources and restart to maximise output and spend.
- Anticipated Outcome**
Slippage anticipated and required to be carried forward into 21/22.
- 11 Airport Noise Insulation Scheme**
- | | | | | | | |
|-------------------------|--------------------------|-----------|-------------------|-----|-------|-------|
| Project Life Financials | 192 | 0 | 0% | 192 | 0 | 0% |
| Current Year Financials | 192 | 0 | 0% | 0 | (192) | -100% |
| Project Description | Noise Insulation Project | | | | | |
| Project Lifecycle | Planned End Date | 31-Mar-21 | Forecast End Date | TBC | | |
- Main Issues / Reason for Variance**
Glasgow Airport has committed to develop and implement a Noise Insulation Policy to mitigate noise for residents most affected by aviation noise. To develop this the Council has committed to working jointly with the Airport to procure a leading expert in the field to manage the trial on behalf of our collective organisations and ultimately develop a phased programme of works in parallel with existing window replacement and insulation programmes to mitigate the noise experienced by tenants within a specified area. The current situation with Covid-19, means that this project has now been postponed.
- Mitigating Action**
None required at this time.
- Anticipated Outcome**
Project faces delay, with slippage anticipated to be carried forward into 21/22.
- 12 Gypsy Travellers Site**
- | | | | | | | |
|-------------------------|------------------------------------|-----------|-------------------|-----------|------|------|
| Project Life Financials | 91 | 0 | 0% | 91 | 0 | 0% |
| Current Year Financials | 91 | 0 | 0% | 20 | (71) | -78% |
| Project Description | Gypsy/ Traveller Site improvements | | | | | |
| Project Lifecycle | Planned End Date | 31-Mar-21 | Forecast End Date | 31-Mar-21 | | |
- Main Issues / Reason for Variance**
The current restrictions and pressure on existing resources due to the pandemic, will mean that full spend is now not possible.
- Mitigating Action**
None available at this time.
- Anticipated Outcome**
Project faces delay, with slippage anticipated to be carried forward into 21/22.

MONTH END DATE

31 December 2020

PERIOD

9

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

- 13 Energy improvements/energy efficiency works**
- | | | | | | | |
|-------------------------|-----|-----|-----|-----|------|-------|
| Project Life Financials | 399 | 125 | 31% | 399 | 0 | 0% |
| Current Year Financials | 55 | 0 | 0% | 0 | (55) | -100% |
- Project Description Energy improvements/ efficiency works (e.g. loft insulation, pipe/tank insulation, draught exclusion)
- Project Lifecycle Planned End Date 31-Mar-25 Forecast End Date 31-Mar-25
- Main Issues / Reason for Variance**
- This was to be incorporated into energy improvement works under the HEEPS programme. This may be adversely affected by Tier 4+ restrictions.
- Mitigating Action**
- None required at this time.
- Anticipated Outcome**
- Project to complete as planned and meet spend targets.
- 14 Improvement works (Risk St)**
- | | | | | | | |
|-------------------------|-------|-------|-----|-------|-------|------|
| Project Life Financials | 2,452 | 2,255 | 92% | 2,452 | 0 | 0% |
| Current Year Financials | 197 | 12 | 6% | 50 | (147) | -75% |
- Project Description Risk Street Over clad
- Project Lifecycle Planned End Date 31-Mar-25 Forecast End Date 31-Mar-25
- Main Issues / Reason for Variance**
- COVID this year has impacted upon full contract financial completion. £0.050m is anticipated to pay out to contractor by year end with the remainder falling to next year for retention settlement.
- Mitigating Action**
- None required at this time.
- Anticipated Outcome**
- Project to complete as planned and meet spend targets.
- 15 MSF Fire Risk Assessment Works**
- | | | | | | | |
|-------------------------|-----|---|----|-----|-------|-------|
| Project Life Financials | 500 | 0 | 0% | 500 | 0 | 0% |
| Current Year Financials | 500 | 0 | 0% | 0 | (500) | -100% |
- Project Description High Rise Fire Safety Measures
- Project Lifecycle Planned End Date 31-Mar-21 Forecast End Date 31-Mar-22
- Main Issues / Reason for Variance**
- Slippage has occurred within the action plan. An update and progress on the project was provided at the Committee meeting held on 4 November 2020.
- Mitigating Action**
- None required at this time.
- Anticipated Outcome**
- Slippage anticipated and required to be carried forward into 21/22.

MONTH END DATE

31 December 2020

PERIOD

9

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

16	Statutory/regulatory compliance works (lifts/electrical/legionella/fire etc)						
	Project Life Financials	3,605	766	21%	3,605	0	0%
	Current Year Financials	2,403	1,539	64%	1,870	(533)	-22%
	Project Description	This budget will be used to upgrade / replace components / installations in order to comply with the relevant standards / legislation / health and safety in relation to housing stock.					
	Project Lifecycle	Planned End Date	31-Mar-25	Forecast End Date	31-Mar-25		
	Main Issues / Reason for Variance						
	Work contributing to this programme has been continuing in connection with gas heating annual servicing and continues to gather pace.						
Mitigating Action							
Building Services will work with support contractor to maximise output and spend.							
Anticipated Outcome							
Slippage anticipated and required to be carried forward into 21/22.							

17

Buy Backs						
Project Life Financials	5,870	1,355	23%	5,870	0	0%
Current Year Financials	2,114	887	42%	1,142	(972)	-46%
Project Description	This is a budget to undertake specific projects that will deliver housing policies/strategies, example: Ex local authority and mortgage to rent buy-back scheme					
Project Lifecycle	Planned End Date	31-Mar-25	Forecast End Date	31-Mar-25		
Main Issues / Reason for Variance						
The main objective of the Buy Back Scheme is to bring former council properties that were sold through the RTB scheme, back into council use. These properties must assist the council with reducing housing need on the waiting list and where appropriate assist with external capital works. For these reasons, any purchase is subject to stringent criteria to ensure accountability and value for money for existing tenants. With several key stakeholders involved, this does mean that there is potential for slippage. Whilst, house sales are still permitted within the current covid restrictions, the restrictions are slowing the process down somewhat and has additional implications on the level of slippage.						
Mitigating Action						
The policy has recently been refreshed and expanded to help achieve the key strategic aim. Officers will increase efforts to maximise buy-backs, in an effort to increase delivery of the scheme and positively impact and minimise slippage.						
Anticipated Outcome						
Budget unlikely to meet full spend. Officers will endeavour to maximise spend and minimise slippage. Remaining balance will be required to be rephased into 2021-22.						

TOTAL AMBER						
Project Life Financials	45,090	14,122	31%	44,808	(283)	-1%
Current Year Financials	10,535	4,351	41%	5,705	(4,830)	-46%

31 December 2020

9

Budget Details		Project Life Financials					
		Budget	Spend to Date	Forecast Spend	Variance		
		£000	£000	%	£000	£000	%
1	QL Development						
	Project Life Financials	75	0	0%	75	0	0%
	Current Year Financials	25	25	100%	25	0	0%
	Project Description	This budget relates to the costs associated with the development of the Integrated Housing Management System					
	Project Lifecycle	Planned End Date	45,016.00	Forecast End Date		31-Mar-23	
	Main Issues / Reason for Variance						
	No Issues.						
	Mitigating Action						
	None required at this time.						
	Anticipated Outcome						
	Project to complete as planned and meet spend targets.						
2	Community safety projects						
	Project Life Financials	98	81	83%	98	0	0%
	Current Year Financials	17	0	0%	17	0	0%
	Project Description	Community Safety Projects					
	Project Lifecycle	Planned End Date	31-Mar-21	Forecast End Date		31-Mar-21	
	Main Issues / Reason for Variance						
	No Issues.						
	Mitigating Action						
	None required at this time.						
	Anticipated Outcome						
	Project to complete as planned by year end and meet spend targets.						
3	Void house strategy programme						
	Project Life Financials	13,594	8,913	66%	13,594	0	0%
	Current Year Financials	2,050	2,853	139%	2,050	0	0%
	Project Description	Spend on Void Properties to bring them up to letting standard					
	Project Lifecycle	Planned End Date	31-Mar-25	Forecast End Date		31-Mar-25	
	Main Issues / Reason for Variance						
	No Issues.						
	Mitigating Action						
	None required at this time.						
	Anticipated Outcome						
	Project to complete as planned and meet spend targets.						
4	Contingencies						
	Project Life Financials	700	206	29%	700	0	0%
	Current Year Financials	100	88	88%	100	0	0%
	Project Description	This is a contingent budget for unforeseen matters which may arise during the year.					
	Project Lifecycle	Planned End Date	31-Mar-25	Forecast End Date		31-Mar-25	
	Main Issues / Reason for Variance						
	No Issues.						
	Mitigating Action						
	None required at this time.						
	Anticipated Outcome						
	Project to complete as planned and meet spend targets.						

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

APPENDIX 6

MONTH END DATE

31 December 2020

PERIOD

9

Budget Details	Project Life Financials					
	Budget	Spend to Date		Forecast Spend	Variance	
	£000	£000	%	£000	£000	%
Salaries/central support/offices						
Project Life Financials	15,822	4,384	28%	15,822	0	0%
Current Year Financials	2,302	1,758	76%	2,302	0	0%
Project Description	Allocation of costs from other WDC services who support the HRA capital programme					
Project Lifecycle	Planned End Date	31-Mar-25	Forecast End Date	31-Mar-25		
Main Issues / Reason for Variance						
No Issues.						
Mitigating Action						
None required at this time.						
Anticipated Outcome						
Project to complete as planned and meet spend targets.						
Asbestos management works						
Project Life Financials	1,478	550	37%	1,478	0	0%
Current Year Financials	205	183	89%	205	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-25	Forecast End Date	31-Mar-25		
Main Issues / Reason for Variance						
No Issues.						
Mitigating Action						
None required at this time.						
Anticipated Outcome						
Project to complete as planned and meet spend targets.						
TOTAL GREEN						
Project Life Financials	31,766	14,135	44%	31,766	0	0%
Current Year Financials	4,699	4,906	104%	4,699	0	0%

WEST DUNBARTONSHIRE COUNCIL
HRA CAPITAL PROGRAMME
ANALYSIS OF RESOURCES

APPENDIX 7

MONTH END DATE

31 December 2020

PERIOD

9

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

1

NEW BUILD GRANT						
Project Life Financials	(38,942)	(23,599)	61%	(36,940)	2,002	-5%
Current Year Financials	(3,995)	(2,640)	66%	(3,145)	850	-21%
Project Description	Grant to facilitate the building of new build housing					
Project Lifecycle	Planned End Date		Forecast End Date			
Main Issues / Reason for Variance						
<p>The in-year adverse variance reflects the 20/21 Scottish Government grant in relation to future developments which cannot be drawdown prior to spend. Overall, there is an adverse project life variance of £2.002m. The project does benefit from £0.102m additional grant income as successfully negotiated by Officers. However, this is offset by an adverse variance of £2.104m which reflects the fact that we are unable to drawdown 100% of the budgeted grant for the future development sites; which is being used to offset the projected overspend as mentioned in appendix 4 and detailed in appendix 8. However, discussions have taken place with the Scottish Government on potential further increased grant levels for Dumbarton Harbour and we anticipate a positive outcome. This will reduce the overall adverse project life position.</p>						
Mitigating Action						
<p>Progress on the programme will be closely monitored on a regular basis and reported to the Housing and Communities Committee on a quarterly basis.</p>						
Anticipated Outcome						
<p>The project life overall variance will be an under recovery of £2.002m.</p>						

TOTAL RESOURCES						
Project Life Financials	245,367	96,503	39%	244,053	1,314	1%
Current Year Financials	59,908	34,308	57%	45,963	13,945	23%

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

APPENDIX 8

MONTH END DATE

31 December 2020

PERIOD

9

Site	Project Life Financials						RAG Status
	Budget	Spend to Date	Forecast Spend	Variance			
	£000	£000	£000	£000	%		
St Andrews	20,705	17,412	22,647	1,942	9%	↓	
Haldane PS	10,740	8,671	11,573	833	8%	↓	
Aitkenbar PS	10,140	7,459	10,669	529	5%	↓	
Clydebank East	12,640	3,274	12,789	149	1%	↓	
Creveul Court	3,825	3,673	3,811	14	0%	↑	
Dumbarton Harbour	6,235	6,290	8,264	2,029	33%	↓	
Queens Quay (site B)	5,984	3,778	6,461	477	8%	↓	
Demolition Costs (previous sites)	-	3	3	3		↓	
Future Developments	31,566	2	25,618	5,948	-19%	↑	
Fees and Staffing Costs	3,513	870	3,513	-	0%	→	
Total Expenditure	105,348	51,432	105,348	0		→	