

WEST DUNBARTONSHIRE COUNCIL  
GENERAL SERVICES CAPITAL PROGRAMME  
OVERALL PROGRAMME SUMMARY

APPENDIX 5

MONTH END DATE 31 July 2014

PERIOD 4

Project Status Analysis
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<b>Red</b>
Projects are forecast to be overspent and/or experience material delay to completion

<b>Amber</b>
Projects are either at risk of being overspent and/or experiencing delay in completion (although this is unquantifiable at present) or the project has any issues that require to be reported at this time

<b>Green</b>
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

<b>TOTAL EXPENDITURE</b>
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Project Life Status Analysis			
Number of Projects at RAG Status	% Projects at RAG Status	Spend to Date £000	% Project Spend at RAG Status

6	15%	4,502	35%
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4	10%	413	3%
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31	76%	7,865	62%
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<b>41</b>	<b>100%</b>	<b>12,780</b>	<b>100%</b>
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Current Year Project Status Analysis			
Number of Projects at RAG Status	% Projects at RAG Status	Spend to Date £000	% Project Spend at RAG Status

6	15%	2,038	56%
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4	10%	77	2%
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31	76%	1,504	42%
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<b>41</b>	<b>100%</b>	<b>3,619</b>	<b>100%</b>
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Project Status Analysis
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<b>Red</b>
Projects are forecast to be overspent and/or significant delay to completion

<b>Amber</b>
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

<b>Green</b>
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

<b>TOTAL EXPENDITURE</b>
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Project Life Financials			
Budget £000	Spend to Date £000	Forecast Spend £000	Forecast Variance £000

25,342	4,502	25,892	550
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6,114	413	6,114	0
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73,213	7,865	72,623	(590)
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<b>104,669</b>	<b>12,780</b>	<b>104,629</b>	<b>(40)</b>
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Current Year Financials					
Budget £000	Spend to Date £000	Forecast Spend £000	Forecast Variance £000	Slippage/ Acceleration £000	Over/ (Under) £000

4,878	2,038	4,157	(721)	(1,222)	501
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3,618	77	2,670	(948)	(999)	51
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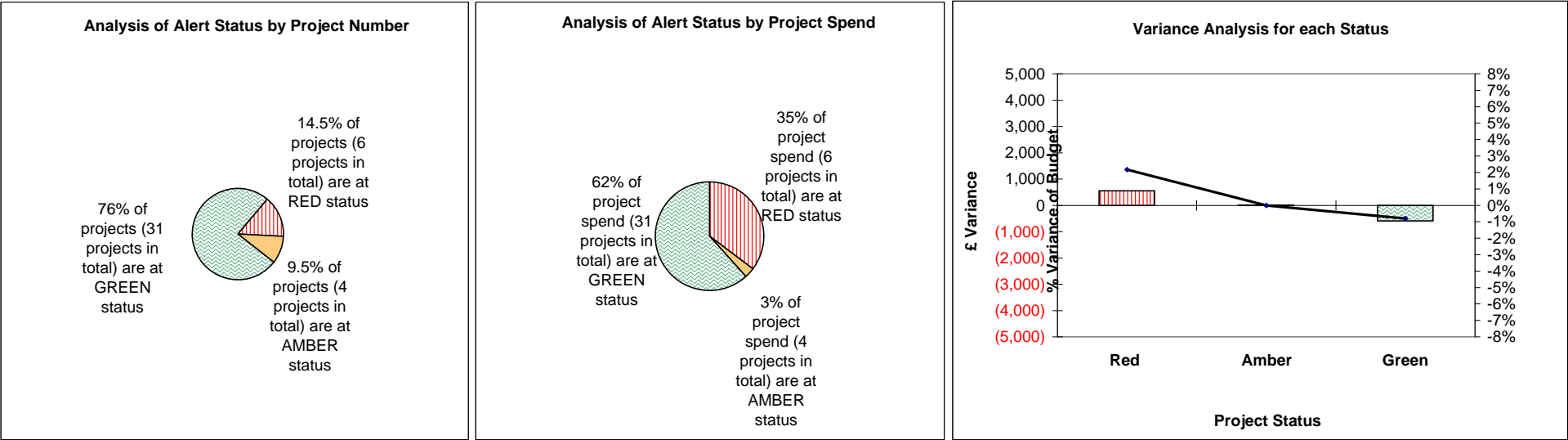
14,609	1,504	14,510	(99)	(100)	1
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<b>23,105</b>	<b>3,619</b>	<b>21,337</b>	<b>(1,768)</b>	<b>(2,321)</b>	<b>553</b>
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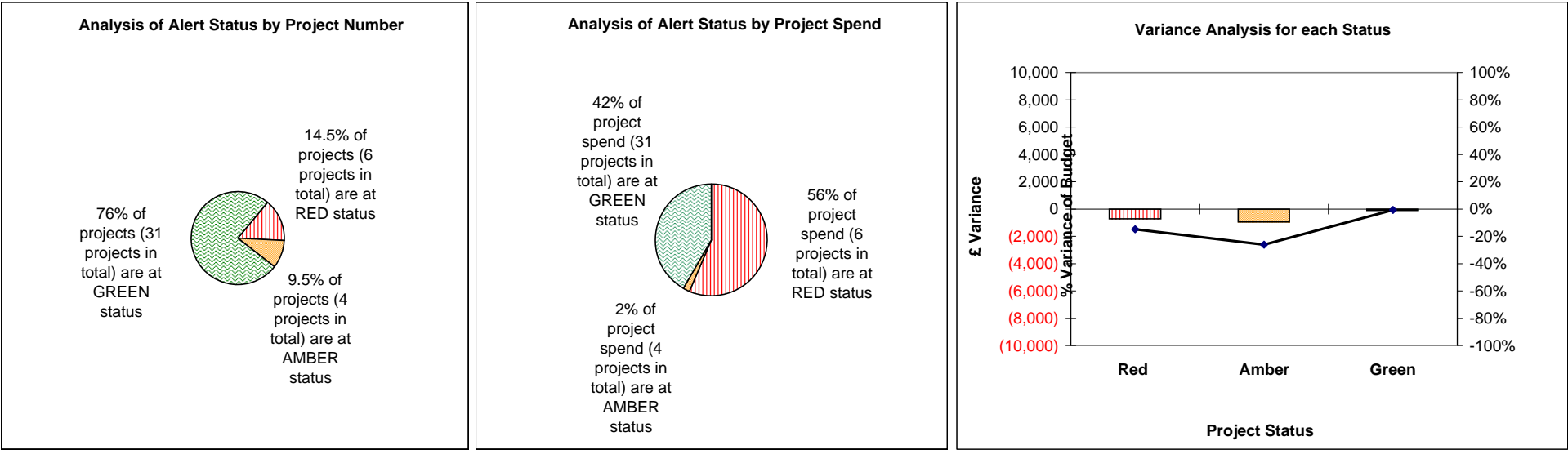
MONTH END DATE 31 July 2014

PERIOD 4

Project Life Graphs



Current Year Graphs



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

APPENDIX 6

MONTH END DATE 31 July 2014

PERIOD 4

Project Details		Project Life Financials					Project Status Details		
Project Name	Project Manager	Budget £000	Spend to Date £000	% Spend to Date	Forecast Spend £000	Forecast Variance £000			
2	New Clydebank Leisure Centre	Craig Jardine							
		Project Life Financials	18,800	65	0%	18,800	0	Main Issues	The overall project costs are now anticipated to be £20.1m due to construction inflation. Stage 1 approval from HUB has now been granted and Stage 2 is now progressing. Construction is expected to commence Mar 2015 and be complete by May 2016 with final retention due May 2017. Project is currently above affordability cap due to design changes and construction inflation.
		Current Year Financials	800	65	8%	800	0		
Project Description									
Design and construction of new Leisure Centre in Clydebank to replace existing Playdrome							Mitigating Action	Project team will continue to monitor project risks and reduce the current cost within the £20.1m which is associated with risk where possible. SFT has allocated £0.250m of enabling funding to this project which was intended to assist with meeting the costs of the project to the Council and therefore should have the net effect of reducing the capital investment required. There is an option if the costs increase above the current budget to utilise this £0.250m to assist to fund cost increase.	
Project Lifecycle Information									
Planned End Date		01 September 2015	Forecast End Date		31 May 2017		Anticipated Outcome	The current Hub cost of £20.1m would be reduced as risk is managed and a final cost of the project will be available at financial close.	
4	Auld Street Clydebank Bond	Jack McAulay							
		Project Life Financials	400	113	28%	400	0	Main Issues	These works are being undertaken following the failure of the developer to complete the necessary roadworks associated with this housing development and are being funded through a road bond. Remaining works currently delayed awaiting finalised details of stage 2 development of this site. Early indications from developer indicate that these works will now proceed in 2015/16. No Further actions can be undertaken to accelerate this, out with WDC control.
		Current Year Financials	287	0	0%	0	(287)		
Project Description									
Completion of roadworks associated with Auld Street housing development							Mitigating Action	Discussions currently ongoing between Roads Services and the Developer to finalise design of stage 2. Ongoing discussions will continue to ensure regular update of the status of this project.	
Project Lifecycle Information									
Planned End Date		31 March 2014	Forecast End Date		31 March 2016		Anticipated Outcome	Revised planning application not expected to be submitted for approval until 2015 - if granted, we will be able to complete outstanding works associated with original bond.	
6	Regeneration /Local Economic Development	Michael McGuinness							
		Project Life Financials	2,027	350	17%	2,027	0	Queens Quay, Clydebank:- No issues identified at this point in time. Costed master plan is currently being developed and will be reported to IRED Committee on 17th September 2014 for approval to take forward.	
									Dumbarton Waterfront and Town Centre:- Preparation of master plan for Dumbarton Town Centre and Waterfront for IRED on 17th September 2014. Progress of action plan for Dumbarton Rock and Castle - currently awaiting development plan from Dumbarton Football Club. Progressing waterfront walkway feasibility study.

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

APPENDIX 6

MONTH END DATE 31 July 2014

PERIOD 4

Project Details		Project Life Financials					Project Status Details	
Project Name	Project Manager	Budget £000	Spend to Date £000	% Spend to Date	Forecast Spend £000	Forecast Variance £000		
Current Year Financials		2,027	350	8%	1,092	(935)		
Project Description							Main Issues	<u>VOL Workshops</u> :- Ensuring delivery within timescale prescribed by Scottish Government (RCGF). Anticipated site start February/March 2015. It has been identified that additional external works at site costing an additional £0.150m approximately. This will be funding from the £1m 2015/16 Regeneration capital budget. Grant funding of £0.900m to be spend prior to the Council contribution with grant claims to be submitted as the project progresses, however it is unlikely that initial grant claims will be made until around Feb 2015 although consultant have been approached to see if funding can be accelerated. The £0.900m Council contribution will require to be carried forward. We are currently awaiting a revised programme and cash flow forecast from Hubwest which should be with us by 15 August 2015.
Budget to facilitate the delivery of the Infrastructure Investment Plan as noted by HEED Committee March 2012. External funding will be sought to maximise opportunities for redevelopment of these sites.								<u>Mitchell Way Redevelopment</u> :- Securing the agreement with Tartan Developments as reported to HEED committee May 2014.
								<u>Strategic Disposal Sites</u> :-Commission site investigations to understand scope of works required to minimise abnormal costs prior to marketing sites.
Project Lifecycle Information							Mitigating Action	<u>Queens Quay, Clydebank</u> :- Ensure paper ready for presentation to committee.
								<u>Dumbarton Waterfront and Town Centre</u> :- Continued dialogue with Dumbarton Football Club to progress to planning application stage. Ensure paper ready for presentation to committee
								<u>VOL Workshops</u> :- Ensure progression against schedule with HubWest through fortnightly meetings and programme monitoring. Seeking committee approval for additional works identified.
Planned End Date31 March 2015Forecast End Date31 March 2016							Anticipated Outcome	<u>Mitchell Way Redevelopment</u> :-Monthly meetings between Economic Development Team, Legal and Estates with Tartan Development to progress the agreement.
								<u>Strategic Disposal Sites</u> :- Progressing site investigations with consultant over summer period.
								<u>Queens Quay Clydebank</u> :- Commence development of Queens Quay.
<u>Dumbarton Waterfront and Town Centre</u> :- Implement Dumbarton Master Plan, submission of planning application from DFC and completion of feasibility study for waterfront walkway.								
<u>VOL Workshops</u> :-Delivery of workshops at VOL Ind Estate by the end of 2015								
							<u>Mitchell Way Redevelopment</u> :- A development agreement to progress regeneration of Alexandria Town Centre and a capital receipt estimated at c£500k	
							<u>Strategic Disposal Sites</u> :- 3 key sites ready to be disposed of on open market by end of current financial year.	

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

APPENDIX 6

MONTH END DATE 31 July 2014

PERIOD 4

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

7	Knowleburn Flood Prevention Scheme	Jack McAulay					Main Issues	Anticipated overspend of £450k as result of additional diversion works to unforeseen services on Garshake Road and Round Riding Road. In addition to financial impact, the expected physical completion date is likely to slip to October 2014 compared to contractors original expected completion date of August 2014. A one year period of retention will then apply with a final payment of £49k due then.
	Project Life Financials	3,162	3,057	97%	3,612	450		
	Current Year Financials	1,550	1,445	93%	1,951	401		
	Project Description						Mitigating Action	Officers have taken mitigating actions to minimise the additional impact, however the identified overspend is unavoidable.
	Commission of Knowleburn Flood Prevention Scheme							
	Project Lifecycle Information						Anticipated Outcome	The scheme will be fully commissioned as planned and within revised forecast spend.
	Planned End Date	31 March 2016		Forecast End Date	31 October 2015			

8	Mitchell Way Enhancements	Michael McGuinness						Main Issues	Encountered contractor delays due to material shortage.	
	Project Life Financials		761	737	97%	841	80			
	Current Year Financials		202	178	88%	282	80			
	Project Description								Mitigating Action	Officers are considering options to bring project cost back within budget. If this is not possible then the shortfall can be funded from the Regeneration/ Local Economic Development budget.
	Streetscape and business frontage enhancement at Mitchell Way, Alexandria.									
	Project Lifecycle Information								Anticipated Outcome	Project should be completed within new time frame.
Planned End Date		30 September 2014		Forecast End Date		30 September 2014				

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

APPENDIX 6

MONTH END DATE 31 July 2014

PERIOD 4

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

9	Rediscovering Dumbarton	Michael McGuinness						Main Issues	Retaining frontage of building to facilitate construction of new council offices. Forecast overspend due to unforeseen works identified from recent inspection of the façade.
	Project Life Financials		192	181	94%	212	20		
	Current Year Financials		12	1	8%	32	20		
	Project Description								
	Maintaining integrity of frontage of Old Academy Building.							Mitigating Action	There is no mitigating action than can be taken, however the shortfall can be funded from the Regeneration/Local Economic Development budget.
	Project Lifecycle Information							Anticipated Outcome	N/A
	Planned End Date	30 September 2014		Forecast End Date	30 September 2014				

<b>TOTAL PROJECTS AT RED STATUS</b>						
Project Life Financials		25,342	4,502	18%	25,892	550
Current Year Financials		4,878	2,038	42%	4,157	(721)

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

APPENDIX 6

MONTH END DATE 31 July 2014

PERIOD 4

Project Details		Project Life Financials					Project Status Details	
Project Name	Project Manager	Budget	Spend to Date	% Spend to Date	Forecast Spend	Forecast Variance		
		£000	£000		£000	£000		
Clydebank Crematorium	Ian Bain							
Project Life Financials		1,496	50	3%	1,496	0	Main Issues	Slippage due to contractual issues with Hub West Scotland. Tender being issued 11th August 2014 and returns evaluated mid September with contract likely to be issued mid October. Building element of project likely to slip to 15/16 due to lead time of ordering equipment (6 month lead time).
Current Year Financials		1,461	15	1%	900	(561)		
Project Description								
Installation of two new cremators with associated mercury abatement equipment. Equipment costs approx £900k. Installation/building works c£400k. Prof fees c£150k.							Mitigating Action	Ensure procurement timetable is adhered to, to avoid further slippage. As part of tender documentation, expected delivery time has been stated as late March 2015.
Project Lifecycle Information								
Planned End Date	30 September 2014		Forecast End Date	31 October 2015			Anticipated Outcome	Final project completion date of 31st October 2015.
Dumbarton Cemetery	Ian Bain							
Project Life Financials		1,400	85	6%	1,400	0	Main Issues	Contractor started on site June 2014 with an anticipated completion date of 30th April 2015. This slip in date is due to landscaping works that cannot be completed during winter months such as grass seeding.
Current Year Financials		1,342	27	2%	1,292	(50)		
Project Description								
Dumbarton Cemetery currently has new lairs available for approx. 18 months. Land has been purchased at the top of Garshake Road to build an extension to the Cemetery that would provide lairs for the next 15 years. This project will provide the necessary infrastructure improvements required to develop the site.							Mitigating Action	Contractor looking at re-aligning project programme to include landscaping works during September 2014.
Project Lifecycle Information								
Planned End Date	31 March 2015		Forecast End Date	30 April 2015			Anticipated Outcome	Project is delivered on time and on budget.

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

APPENDIX 6

MONTH END DATE 31 July 2014

PERIOD 4

Project Details		Project Life Financials					Project Status Details		
Project Name	Project Manager	Budget £000	Spend to Date £000	% Spend to Date	Forecast Spend £000	Forecast Variance £000			
Sports Facilities Upgrades	Ian Bain								
Project Life Financials		1,498	255	17%	1,498	0	Main Issues	Slippage due to uncertainty over possible location of OLSP at Posties Park, together with legal issues relating to the development of an all-weather pitch at East End park.Stage one application currently being developed for submission to Sportscotland. Anticipate first application being submitted September 2014 with outcome expected November 2014.	
Current Year Financials		776	33	4%	388	(388)			
Project Description								Mitigating Action	Ensure high quality applications are submitted to Sportscotland timeously.
Project is part of a wider investment in sporting facilities. Dependant on match funding from Sportscotland. Agreement in principle to wider WDC strategic programme									
Project Lifecycle Information								Anticipated Outcome	Maximisation of match funding should deliver best value for Council.
Planned End Date	31 March 2017		Forecast End Date	31 March 2017					
Levensgrove Park	Ian Bain								
Project Life Financials		1,720	24	1%	1,720	0	Main Issues	Funding application to Heritage Lottery Fund (HLF) has passed the first round and the Council now has up to two years to submit fully developed proposals. Following advice from HLF forecast end date has slipped to 30th September 2016. Now been awarded £90k funding to develop Stage 2 application with the application to be submitted by 31/08/2015. Total project costs estimated at £3.5m with £2.7m contribution from HLF. Any update required to the 10 year capital plan in terms of expenditure and resources will be reflected (if appropriate) when the capital plan is refreshed in February 2015.	
Current Year Financials		39	3	8%	90	51			
Project Description								Mitigating Action	Ensure Stage 2 application is developed and submitted by 31/08/2015.
Restoration and Regeneration of Levensgrove Park									
Project Lifecycle Information								Anticipated Outcome	Stage 2 application successful.
Planned End Date	31 March 2016		Forecast End Date	30 September 2016					
TOTAL PROJECTS AT AMBER STATUS									
Project Life Financials		6,114	413	7%	6,114	0			
Current Year Financials		3,618	77	2%	2,670	(948)			