

ITEM 14 - APPENDIX 3

APPENDIX 3

WEST DUNBARTONSHIRE COUNCIL
HRA CAPITAL PROGRAMME
OVERALL PROGRAMME SUMMARY

MONTH END DATE 30 June 2023

PERIOD 3

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	2	7.1%	1,438	13.2%	2	7.1%	1,438	13.2%		
Amber										
Projects are either at risk of being overspent and/or delay in completion (although this is unquantifiable at present) or the project has any issues that require to be reported at this time	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	26	92.9%	9,428	86.8%	26	92.9%	9,428	86.8%		
	28	100%	10,866	100%	28	100%	10,866	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	Reprofiled £000	Over/ (Under) £000
Red										
Projects are forecast to be overspent and/or significant delay to completion	20,333	1,438	21,883	1,550	4,200	1,438	5,750	1,550	0	1,550
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
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	346,492	9,428	346,492	0	121,242	9,428	121,242	0	0	0
TOTAL EXPENDITURE	366,825	10,866	368,375	1,550	125,442	10,866	126,992	1,550	0	1,550
TOTAL RESOURCES	366,825	10,866	368,375	(1,550)	125,442	10,866	126,992	(1,550)		
NET EXPENDITURE	0	0	0	0	0	0	0	0		0

WEST DUNBARTONSHIRE COUNCIL
HRA CAPITAL PROGRAMME
ANALYSIS OF RED PROJECTS

APPENDIX 4

MONTH END DATE

30 June 2023

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Budget Details	Project Life Financials					
	Budget	Spend to Date		Forecast Spend	Variance	
	£000	£000	%	£000	£000	%
1 Heating improvement works						
Project Life Financials	6,432	500	8%	7,232	800	12%
Current Year Financials	1,200	500	42%	2,000	800	67%
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-28	Forecast End Date	31-Mar-28		
Main Issues / Reason for Variance						
Demand has exceeded expectations. Due to the nature of this project (ensuring heating and hot water availability) there is no option for a conscious reduction of installs.						
Mitigating Action						
None available						
Anticipated Outcome						
Full budget spend, possible overspend.						
2 Void house strategy programme						
Project Life Financials	13,900	938	7%	14,650	750	5%
Current Year Financials	3,000	938	31%	3,750	750	25%
Project Description	Spend on Void Properties to bring them up to letting standard					
Project Lifecycle	Planned End Date	31-Mar-28	Forecast End Date	31-Mar-28		
Main Issues / Reason for Variance						
Void works to continue into 23/24 to bring void properties up to a lettable standard. Based on current projections using updated anticipated numbers it looks likely that the budget will be insufficient , resulting in a projected overspend in 23/24.						
Mitigating Action						
This is a significant priority and we continue to make positive progress against internal plan and targets to reduce the number of void houses. We expect this to continue to reduce.						
Anticipated Outcome						
The cost of bringing void properties up to lettable standard will result in a overspend.						
TOTAL OF RED PROJECTS						
Project Life Financials	20,333	1,438	7%	21,883	1,550	8%
Current Year Financials	4,200	1,438	34%	5,750	1,550	37%

WEST DUNBARTONSHIRE COUNCIL
HRA CAPITAL PROGRAMME
ANALYSIS OF GREEN PROJECTS

APPENDIX 5

MONTH END DATE

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Budget Details	Project Life Financials					
	Budget	Spend to Date		Forecast Spend	Variance	
	£000	£000	%	£000	£000	%
1 Special needs adaptations						
Project Life Financials	3,216	150	5%	3,216	0	0%
Current Year Financials	600	150	25%	600	0	0%
Project Description	Adaptations to Housing for Special Needs					
Project Lifecycle	Planned End Date	31-Mar-28		Forecast End Date	31-Mar-28	
Main Issues / Reason for Variance						
No Issues, anticipated to meet full spend and targets.						
Mitigating Action						
None required						
Anticipated Outcome						
Full budget spend						
2 Capitalised minor works						
Project Life Financials	2,814	131	5%	2,814	0	0%
Current Year Financials	525	131	25%	525	0	0%
Project Description	Gypsy/ Traveller Site improvements					
Project Lifecycle	Planned End Date	31-Mar-28		Forecast End Date	31-Mar-28	
Main Issues / Reason for Variance						
No Issues, anticipated to meet full spend and targets.						
Mitigating Action						
None required						
Anticipated Outcome						
Full budget spend						
3 Better Homes Priority Budget						
Project Life Financials	1,493	0	0%	1,493	0	0%
Current Year Financials	529	0	0%	529	0	0%
Project Description	Priority projects as prioritised by the Better Homes Group					
Project Lifecycle	Planned End Date	31-Mar-28		Forecast End Date	31-Mar-28	
Main Issues / Reason for Variance						
A number of priority initiatives, supported by the Better Homes Project Board, are being investigated and are envisaged to have a positive impact on the current council housing stock and budget, with works expected to progress in 23/24.						
Mitigating Action						
None required						
Anticipated Outcome						
Full budget spend						
4 QL Development						
Project Life Financials	203	0	0%	203	0	0%
Current Year Financials	116	0	0%	116	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-28		Forecast End Date	31-Mar-28	
Main Issues / Reason for Variance						
No issues. Development of QL system to carry on through 23/24.						
Mitigating Action						
None required						
Anticipated Outcome						
Full budget spend						

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

5	Gypsy Travellers Site						
	Project Life Financials	209	0	0%	209	0	0%
	Current Year Financials	71	0	0%	71	0	0%
	Project Description	Gypsy/ Traveller Site improvements					
	Project Lifecycle	Planned End Date	31-Mar-28	Forecast End Date		31-Mar-28	
	Main Issues / Reason for Variance						
	No Issues, anticipated to meet full spend and targets.						
	Mitigating Action						
	None required						
	Anticipated Outcome						
	Full budget spend						

6	Community Safety Projects						
	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-28	Forecast End Date		31-Mar-28	
	Main Issues / Reason for Variance						
	No Issues, anticipated to meet full spend and targets.						
	Mitigating Action						
	None required						
	Anticipated Outcome						
	Full budget spend						

7	Redployable CCTV Cameras						
	Project Life Financials	36	36	99%	36	0	0%
	Current Year Financials	36	36	99%	36	0	0%
	Project Description	Purchase of 5 redeployable CCTV cameras for Housing use					
	Project Lifecycle	Planned End Date	31-Mar-28	Forecast End Date		31-Mar-28	
	Main Issues / Reason for Variance						
	Works for this project complete in April 23/24.						
	Mitigating Action						
	None required						
	Anticipated Outcome						
	Full budget spend						

8	Airport Noise						
	Project Life Financials	192	0	0%	192	0	0%
	Current Year Financials	192	0	0%	192	0	0%
	Project Description	Noise Insulation Project					
	Project Lifecycle	Planned End Date	31-Mar-28	Forecast End Date		31-Mar-28	
	Main Issues / Reason for Variance						
	Awaiting receipt of the airport scheme outline from Glasgow Airport before works can planned. Project expected to make progression in 23/24.						
	Mitigating Action						
	None required						
	Anticipated Outcome						
	Full budget spend						

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

9 Targeted SHQS /ESSH compliance works						
Project Life Financials	23,161	1,032	4%	23,161	0	0%
Current Year Financials	4,321	1,032	24%	4,321	0	0%
Project Description	This budget is to focus on work required to maintain the SHQS compliance and energy efficiency with WDC housing stock.					
Project Lifecycle	Planned End Date	31-Mar-28	Forecast End Date	31-Mar-28		
Main Issues / Reason for Variance						
No Issues, anticipated to meet full spend and targets.						
Mitigating Action						
None required						
Anticipated Outcome						
Full budget spend						
10 Roof Coverings						
Project Life Financials	19,286	1,476	8%	19,286	0	0%
Current Year Financials	5,679	1,476	26%	5,679	0	0%
Project Description	Building external component renewals, roofs/chimneys/flashings/fascias/gutters/svp					
Project Lifecycle	Planned End Date	31-Mar-28	Forecast End Date	31-Mar-28		
Main Issues / Reason for Variance						
No Issues, anticipated to meet full spend and targets.						
Mitigating Action						
None required at this time						
Anticipated Outcome						
Full budget spend						
11 Doors/window component renewals						
Project Life Financials	11,687	128	1%	11,687	0	0%
Current Year Financials	3,497	128	4%	3,497	0	0%
Project Description	Doors/Windows Component Renewals					
Project Lifecycle	Planned End Date	31-Mar-28	Forecast End Date	31-Mar-28		
Main Issues / Reason for Variance						
Project is anticipated to meet revised targets.						
Mitigating Action						
None required at this time						
Anticipated Outcome						
Full budget spend						
12 District Heating						
Project Life Financials	6,400	0	0%	6,400	0	0%
Current Year Financials	0	0	#DIV/0!	0	0	#DIV/0!
Project Description	District Heating Connection to the Dalmuir and Littleholm multi storey flats					
Project Lifecycle	Planned End Date	31-Mar-27	Forecast End Date	31-Mar-27		
Main Issues / Reason for Variance						
Works expected to commence next financial year, therefore no Issues to report at this time. Project anticipated to meet full spend and targets.						
Mitigating Action						
None required						
Anticipated Outcome						
Full budget spend						

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

13	External stores/garages/bin stores/drainage component renewals						
	Project Life Financials	242	11	5%	242	0	0%
	Current Year Financials	45	11	25%	45	0	0%
	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-28	Forecast End Date	31-Mar-28		
	Main Issues / Reason for Variance						
	No Issues, anticipated to meet full spend and targets.						
	Mitigating Action						
	None required						
	Anticipated Outcome						
	Full budget spend						
14	Secure entry component renewals						
	Project Life Financials	242	0	0%	242	0	0%
	Current Year Financials	45	0	0%	45	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-28	Forecast End Date	31-Mar-28		
	Main Issues / Reason for Variance						
	This programme always presents challenges with owner liaison and reaching agreements to install door entry where no exists, this contributes directly to achieving SHQS compliance for this element.						
	Mitigating Action						
	Officers continue to liaise with owners to encourage agreement for install.						
	Anticipated Outcome						
	It is likely that this will not to meet full spend despite best efforts but officers will endeavour to gain owners agreement.						
15	Statutory/regulatory compliance works (lifts/electrical/legionella/fire etc)						
	Project Life Financials	606	2	0%	606	0	0%
	Current Year Financials	113	2	2%	113	0	0%
	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-28	Forecast End Date	31-Mar-28		
	Main Issues / Reason for Variance						
	No Issues, anticipated to meet full spend and targets.						
	Mitigating Action						
	None required						
	Anticipated Outcome						
	Full budget spend						

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Budget Details	Project Life Financials					
	Budget	Spend to Date		Forecast Spend	Variance	
	£000	£000	%	£000	£000	%
16 Energy improvements/energy efficiency works						
Project Life Financials	303	0	0%	303	0	0%
Current Year Financials	57	0	0%	57	0	0%
Project Description	Energy improvements/ efficiency works (e.g. loft insulation, pipe/tank insulation, draught exclusion)					
Project Lifecycle	Planned End Date	31-Mar-28	Forecast End Date	31-Mar-28		
Main Issues / Reason for Variance						
No Issues, anticipated to meet full spend and targets.						
Mitigating Action						
None required						
Anticipated Outcome						
Full budget spend						
17 Modern facilities and services						
Project Life Financials	8,040	421	5%	8,040	0	0%
Current Year Financials	1,500	421	28%	1,500	0	0%
Project Description	New Kitchens, Bathrooms and Showers					
Project Lifecycle	Planned End Date	31-Mar-28	Forecast End Date	31-Mar-28		
Main Issues / Reason for Variance						
No Issues, anticipated to meet full spend and targets.						
Mitigating Action						
None required						
Anticipated Outcome						
Full budget spend						
18 Improvement works (Risk St)						
Project Life Financials	103	0	0%	103	0	0%
Current Year Financials	103	0	0%	103	0	0%
Project Description	Risk Street Over clad					
Project Lifecycle	Planned End Date	31-Mar-28	Forecast End Date	31-Mar-28		
Main Issues / Reason for Variance						
No Issues, anticipated to meet full spend and targets.						
Mitigating Action						
None required						
Anticipated Outcome						
Full budget spend						

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Budget Details	Project Life Financials					
	Budget	Spend to Date		Forecast Spend	Variance	
	£000	£000	%	£000	£000	%
19 Contingencies						
Project Life Financials	40,500	0	0%	40,500	0	0%
Current Year Financials	8,100	0	0%	8,100	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-28	Forecast End Date	31-Mar-28		
Main Issues / Reason for Variance	Budget of £8.1m includes £8m additional capital investment for 23/24. Discussion ongoing through the Enhanced Capital programme working group to allocate these funds to capital projects agreed by tenants.					
Mitigating Action	none at this time					
Anticipated Outcome	Spend as required					
20 Defective structures/component renewals						
Project Life Financials	3,835	219	6%	3,835	0	0%
Current Year Financials	877	219	25%	877	0	0%
Project Description	Defective structures					
Project Lifecycle	Planned End Date	31-Mar-28	Forecast End Date	31-Mar-28		
Main Issues / Reason for Variance	No Issues, anticipated to meet full spend and targets.					
Mitigating Action	None required					
Anticipated Outcome	Full budget spend					
21 Environmental renewal works, paths/fences/walls/parking area's						
Project Life Financials	5,454	656	12%	5,454	0	0%
Current Year Financials	1,017	656	64%	1,017	0	0%
Project Description	Environmental renewal works, paths/fences/walls/parking areas					
Project Lifecycle	Planned End Date	31-Mar-28	Forecast End Date	31-Mar-28		
Main Issues / Reason for Variance	No Issues, anticipated to meet full spend and targets.					
Mitigating Action	None required					
Anticipated Outcome	Full budget spend					
22 Asbestos management works						
Project Life Financials	1,212	0	0%	1,212	0	0%
Current Year Financials	226	0	0%	226	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-28	Forecast End Date	31-Mar-28		
Main Issues / Reason for Variance	No Issues, anticipated to meet full spend and targets.					
Mitigating Action	None required					
Anticipated Outcome	Full budget spend					

MONTH END DATE

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PERIOD

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Budget Details	Project Life Financials					
	Budget	Spend to Date	Forecast Spend	Variance		
	£000	£000	%	£000	£000	%
23 Multi Story Flats (including Fire Risk Assessment Works)						
Project Life Financials	5,050	0	0%	5,050	0	0%
Current Year Financials	1,300	0	0%	1,300	0	0%
Project Description	High Rise Fire Safety Measures					
Project Lifecycle	Planned End Date	31-Mar-28	Forecast End Date	31-Mar-28		
Main Issues / Reason for Variance						
No Issues, anticipated to meet spend and revised targets.						
Mitigating Action						
None required						
Anticipated Outcome						
Full budget spend						
24 Buy Backs						
Project Life Financials	21,073	520	2%	21,073	0	0%
Current Year Financials	4,435	520	12%	4,435	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-28	Forecast End Date	31-Mar-28		
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. From 23/24, over 5 years, the buy back scheme is benefiting from an additional £2m investment each year, included in this revised budget, totaling £10m over 5 years, to further reduce the waiting list. The progress will be monitored and reported as the financial year progresses.						
Mitigating Action						
None required.						
Anticipated Outcome						
Budget spend anticipated, should criteria be met.						

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

25 Affordable Supply Programme						
Project Life Financials	177,132	4,645	3%	177,132	0	0%
Current Year Financials	85,209	4,645	5%	85,209	0	0%
Project Description	Affordable Housing Supply Programme					
Project Lifecycle	Planned End Date	31-Mar-28	Forecast End Date	31-Mar-28		
Main Issues / Reason for Variance						
Progress will continue to be monitored as the year progresses. Full budget spend anticipated at this time, with site specific updates as follows:-						
Clydebank East - 88 units to be completed by March 2025. Currently on site for remediation works and in week 24 of 116 week programme. Progressing well. Grant award still to be finalised.						
Queens Quay Site B - 29 units completed on site in 22/23. End of defects 6 October 2023 and retention released thereafter.						
Queens Quay Site C - 20 units to be completed on site, however no further progress due to land owner issue						
Pappert - 26 units to be completed on site by April 2025. Planning application submitted, Building Warrant Progressing. Start date anticipated Jan 2024.						
Bank Street - 22 units to be completed on site by May 2025. Currently awaiting appointment of design team.						
Willox Park Phase1 - 17 units to be completed by March 2025. Design Team appointed as of 18 July 23. Moving towards planning submission.						
Mount Pleasant - 19 units to be completed on site by March 2025. Demolition now complete and submitting for planning 28 July 2023, start date anticipated March 2024.						
Bonhill Gap Site - 32 units to be completed on site. Awaiting appointment of consultants.						
Mitigating Action						
None required at this time						
Anticipated Outcome						
Project to complete and meet revised spend targets						

26 Salaries/central support/offices						
Project Life Financials	13,984	0	0%	13,984	0	0%
Current Year Financials	2,629	0	0%	2,629	0	0%
Project Description	Allocation of costs from other WDC services who support the HRA capital programme					
Project Lifecycle	Planned End Date	31-Mar-28	Forecast End Date	31-Mar-28		
Main Issues / Reason for Variance						
No Issues, budget for salaries and support						
Mitigating Action						
None required						
Anticipated Outcome						
Full budget spend						

TOTAL OF GREEN PROJECTS						
Project Life Financials	346,492	9,428	3%	346,492	0	0%
Current Year Financials	121,242	9,428	8%	121,242	0	0%

ITEM 14 - APPENDIX 6

APPENDIX 6

**WEST DUNBARTONSHIRE COUNCIL
HRA CAPITAL PROGRAMME
ANALYSIS OF RESOURCES**

MONTH END DATE

30 June 2023

PERIOD

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Budget Details	Project Life Financials					
	Budget	Spend to Date	Forecast Spend	Variance		
	£000	£000	%	£000	£000	%
1 New Build Grant						
Project Life Financials	(46,875)	(585)	1%	(46,875)	0	0%
Current Year Financials	(28,055)	(585)	2%	(28,055)	0	0%
Project Description	Grant to facilitate the building of new build housing					
Project Lifecycle	Planned End Date		31-Mar-28	Forecast End Date		31-Mar-28
Main Issues / Reason for Variance						
No issues, income due to be received with no problems anticipated						
Mitigating Action						
None required						
Anticipated Outcome						
Income due to be received						
2 CFCR						
Project Life Financials	(8,646)	(432)	5%	(7,625)	1,021	-12%
Current Year Financials	(1,729)	(432)	25%	(708)	1,021	-59%
Project Description	This is capital spend which is funded by revenue budgets					
Project Lifecycle	Planned End Date		31-Mar-28	Forecast End Date		31-Mar-28
Main Issues / Reason for Variance						
Contribution to Capital from Revenue in 23/24						
Mitigating Action						
None required						
Anticipated Outcome						
Income to Capital						
3 Prudential Borrowing						
Project Life Financials	(311,208)	(9,837)	3%	(313,778)	(2,570)	1%
Current Year Financials	(95,562)	(9,837)	10%	(98,131)	(2,570)	3%
Project Description	Prudential borrowing is long term borrowing from financial institutions that has been approved for the purposes of funding capital expenditure					
Project Lifecycle	Planned End Date		31-Mar-28	Forecast End Date		31-Mar-28
Main Issues / Reason for Variance						
Prudential borrowing is impacted by programme delivery.						
Mitigating Action						
None available at this time.						
Anticipated Outcome						
Prudential borrowing incurred as required						
4 Other Capital Income						
Project Life Financials	(96)	(12)	13%	(97)	(1)	1%
Current Year Financials	(96)	(12)	13%	(97)	(1)	1%
Project Description	Other Income to capital					
Project Lifecycle	Planned End Date		31-Mar-28	Forecast End Date		31-Mar-28
Main Issues / Reason for Variance						
£0.096m estimated income from Glasgow Airport Authority is now expected to be received in 23/24 as project progresses						
Mitigating Action						
None available						
Anticipated Outcome						
Income will be received when due						
TOTAL RESOURCES						
Project Life Financials	(366,825)	(10,866)	3%	(368,375)	(1,550)	0%
Current Year Financials	(125,442)	(10,866)	9%	(126,992)	(1,550)	1%

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

APPENDIX 7

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Site	Project Life Financials					RAG Status
	Budget	Spend to Date	Forecast Spend	Variance		
	£000	£000	£000	£000	%	
Clydebank East	37,992	3,993	37,992	-	0%	→
Queens Quay Site B	660	-	660	-	0%	→
Queens Quay Site C	25,175	-	25,175	-	0%	→
Pappert	13,276	13	13,276	-	0%	→
Clydebank Gap Sites (prev Lilac Avenue)	13,722	16	13,722	-	0%	→
Bank Street	5,751	-	5,751	-	0%	→
Clydebank Health Centre	11,016	585	11,016	-	0%	→
Willox Park Phase1	6,185	34	6,185	-	0%	→
Willox Park Phase2	7,500	-	7,500	-	0%	→
Mount Pleasant	8,717	5	8,717	-	0%	→
Silverton	2,590	-	2,590	-	0%	→
Fees, Staffing Costs, contingency	8,097	-	8,097	-	0%	→
Gap sites budget remaining	9,182	-	9,182	-	0%	→
Bonhill Gap Site	245	-	245	-	0%	→
Future New build sites	27,023	-	27,023	-	0%	→
Total Expenditure	177,132	4,645	177,132	0		→