

WEST DUNBARTONSHIRE COUNCIL
HRA CAPITAL PROGRAMME
ANALYSIS OF PROJECTS AT GREEN STATUS OVER £50,000

APPENDIX 4

MONTH END DATE

30 June 2019

PERIOD

3

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

1 Targeted SHQS Compliance Works						
Project Life Financials	1,200	17	1%	1,100	(100)	-8%
Current Year Financials	300	17	6%	300	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-24	Forecast End Date	31-Mar-24		
Main Issues / Reason for Variance						
This budget anticipates the amount of work required to those properties in abeyance, in order to make them SHQS compliant. The overall project life budget required to meet this need, is less than anticipated and therefore the project shows an overall favourable variance of £0.100m.						
Mitigating Action						
None required at this time.						
Anticipated Outcome						
Project to complete as planned and under budget.						

2 Affordable Housing Supply Programme						
Project Life Financials	96,924	4,123	4%	96,924	0	0%
Current Year Financials	33,984	183	1%	33,984	0	0%
Project Description	Affordable Housing Supply Programme					
Project Lifecycle	Planned End Date	31-Mar-24	Forecast End Date	31-Mar-24		
Main Issues / Reason for Variance						
The Strategic Housing Investment Plan (SHIP) 2018-2023, outlining West Dunbartonshire's Affordable Housing Supply Programme through the More Homes West Dunbartonshire approach was approved by the Housing and Communities Committee in November 2018. An update on the programme and progress on each site will be reported to the Housing and Communities Committee on the 14th August 2019. At this point costings for the various sites within the AHSP are being finalised as part of the procurement processes for these sites. Current projections of costs are showing that the St Andrews site is expected to be over budget by around £0.900m, whilst others are currently projected to underspend. Currently the underspends projected don't match the St Andrews projected overspend. Once the costing exercise is complete it may be necessary to seek Council permission to vire funds between budgets within the ASHP and/or to accelerate funds from planned future years spend within the ASHP.						
Mitigating Action						
Progress on this programme will be closely monitored on a regular basis through the More Homes Project Board and reported to the Housing and Communities Committee on a quarterly basis.						
Anticipated Outcome						
The Affordable Housing Supply Programme will be delivered on time and within the overall project life budget.						

TOTAL GREEN						
Project Life Financials	208,779	28,516	14%	208,679	(100)	0%
Current Year Financials	62,316	4,954	8%	62,316	0	0%

MONTH END DATE

30 June 2019

PERIOD

3

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

1 New Build Grant						
Project Life Financials	(35,623)	(3,774)	11%	(35,508)	115	0%
Current Year Financials	(20,175)	0	0%	(20,175)	0	0%
Project Description	Grant to facilitate the building of new build housing					
Project Lifecycle	Planned End Date	31-Mar-24	Forecast End Date	31-Mar-24		
Main Issues / Reason for Variance						
The Scottish Government grant funding is awarded based upon the cost of providing the properties required by those most in housing need. In general, as a Local Authority we are providing properties that directly deal with housing need and there are approximately 4,000 applicants currently on the housing list. There is an under supply of larger family accommodation, however most of the projects will increase the number of 3, 4 and 5 bedroom properties. These properties cost more to develop and take up a greater proportion of each site thus reducing the number of units on each site. It is anticipated that there will be a small under recovery of funding of £0.115m (0.03%).						
Mitigating Action						
It is the intention to have discussions with the Scottish Government to secure additional Affordable Housing Supply Programme funding. Progress on the programme will be closely monitored on a regular basis and reported to the Housing and Communities Committee on a quarterly basis.						
Anticipated Outcome						
It may be possible to bring the resource budget back in line, should additional funding become available.						

TOTAL RESOURCES						
Project Life Financials	(208,779)	(28,516)	14%	(208,679)	100	0%
Current Year Financials	(62,316)	(4,954)	8%	(62,316)	0	0%